



For Sale

In

Sutton Mandeville



Bailey Hill Farm

A detached period farmhouse dating from the early 1800's situated within the Cranborne Chase designated area of outstanding natural beauty, with a variety of outbuildings, paddocks and large private garden. The whole is set within approximately six acres and the cottage itself offers immense potential for renovation and extension subject to the necessary consents.

Description

Bailey Hill Farm, with wonderful far reaching views, has been in the same family ownership for three generations since the early 1830's and is situated within the Cranborne Chase designated area of outstanding natural beauty on the Wiltshire Dorset border. Formerly thatched, the tile roofed cottage now requires certain modernisation and lends itself to extension, subject to any necessary consent. There are several outbuildings comprising open and closed storage, garaging and a detached barn. The cottage, gardens, paddocks, land and associated outbuildings are set in approximately 6.203 acres. The accommodation currently offers three bedrooms and a bathroom on the first floor whilst there is a 19ft sitting room with open fire, a dining hall with oil fired 'Rayburn', cloakroom and kitchen on the ground floor. Windows on the front elevation and Bedroom 1 have been replaced with double glazing and there are electric storage heaters.

Situation

Bailey Hill Farm is idyllically situated in rural surrounds close to the villages of Fovant and Tisbury. There is a post office and general store in Fovant and a larger variety of shops and a mainline rail station at Tisbury. The historic cathedral city of Salisbury and the hilltop Saxon town of Shaftesbury are almost equidistant to the east and west respectively.

The Accommodation Comprises

The property is approached at the front over a short path with picket gate through a low hedge to a double glazed front door leading in to:

Dining Hall - Staircase rising to the first floor; 'Rayburn' stove which can heat the hot water. Double glazed door and window with deep sill looking out towards the garden. Doors lead off to:

Sitting Room - Double aspect and the depth of the property having double glazed windows to the front elevation and wooden frame single glazed windows to the rear elevation, all with deep sills. Tiled fireplace; two electric storage heaters

Kitchen - Now requiring refurbishment; fitted with worktops and base cupboard and drawer units; double drainer; stainless steel sink unit; three pairs of double wall cupboards; space for an upright fridge freezer; space and plumbing for a washing machine; space for an electric cooker; tiled surrounds. Double glazed window with deep sill overlooking the front.

Ground Floor WC - Fitted with a low level WC; opaque wooden framed single glazed window with deep sill to the rear elevation.

First Floor

Landing - Long landing with an electric storage heater and trap hatch to a well insulated loft space. Built in shelved airing cupboard with a jacketed hot water cylinder.

Bedroom 1 - Presently the main bedroom at the end of the house with double glazed window with far reaching views over the surrounding fields and to the distant woodland beyond Chicksgrove. Electric storage heater.

Bedroom 2 - At the other end of the house; single glazed window and deep sill looking out onto the rear garden. Electric storage heater.

Bedroom 3 - In the middle of the house: single glazed window and deep sill looking out onto the rear garden. Built in shower cubicle in a deep recess. Electric storage heater.

Family Bathroom - Window to the rear of the property with deep sill and outlook to the rear garden. Now suitable for modernisation but fitted with an enamelled bath with side panel; three tier tiled surround; low level WC with push button flush; pedestal wash hand basin.

Outside - Immediately to the rear of the property is a plastic oil tank.

Front Garden

To the front of the property there is a small garden bounded by hedgerow and laid to grass with a number of shrubs and roses.

Rear Garden

The garden slopes up away from the property toward woodland and is of excellent proportion with a variety of shrubs and mature trees. There are superb far reaching rural views over the adjoining farmland towards Fonthill Gifford and over the valley from various points around the garden. An original bakehouse with the old bakers oven still in situ, and a lean-to store shed behind provide immediate storage. Small greenhouse.

Across the road from the cottage there is a barn with large garage attached and cartshed. A metal five bar gate leads to the side of the barn and a further building comprising cowstalls and haystore. The immediate corralled area leads through to the second field in which there is a large tractor store/haybarn.

The small paddock directly opposite the cottage directly in front of the trees belongs to this property and the larger

acreage with another pasture access to the left hand end of the cottage forms the remaining land which in total amounts to 6.203 acres. A schedule and plan are included showing the location of each area.

Attached Workshop/Store

Schedule of Land - Totals 6.203 acres 2.516 hectares

The land is divided into parcels as follows:

OS Ref. 158 Pasture 2.144 acres 0.868 hectares

OS Ref. 158a Pasture 0.692 acres 0.283 hectares

OS Ref. 159b House and Garden 0.392 acres 0.159 hectares

OS Ref. 323 Pasture 1.521 acres 0.616 hectares

OS Ref. 324 Pastures and Farm Buildings 1.451 acres 0.590 hectares.

Outbuildings

Staddle Barn 36' (10.96) x 20' (6.09)

Cowstalls 35' (10.66) x 14' (4.26)

Cartshed 20' (6.09) x 12' (3.65)

Garage 36' (10.96) x 20' (6.09)

Barn 50' (15.23) x 20' (6.09)

Guide Price £500,000

(Giles Vye and Sons, Salisbury)

